

CONSERVATION EASEMENT

Attachment # 2A
Page 1 of 4

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 13th day of October, 2004, by and between McKinley Smith, Jr., whose mailing address is 2207 Bannerman Road, Tallahassee, Florida 32312 hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A" and Exhibit "B", which are attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of these easements entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easements granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

MCKINLEY SMITH
(Name typewritten)

[Signature]
(Signature)

WITNESSES:

[Signature]
(Sign)
KEVIN D. HAYES
(Print Name)

[Signature]
(Sign)
BEVERLY T. DOUGLAS
(Print Name)

STATE OF FLORIDA

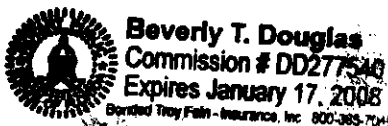
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14TH day of
OCTOBER, 2004, by MCKINLEY SMITH, who is personally
(name of person acknowledging)
known to me or who has produced FLA D.L. # 5530-551-47-019-0 as identification.
(type of identification produced)

[Signature]
(Signature of Notary)

BEVERLY T. DOUGLAS
(Print, Type or Stamp Name of Notary)

(Title or Rank)

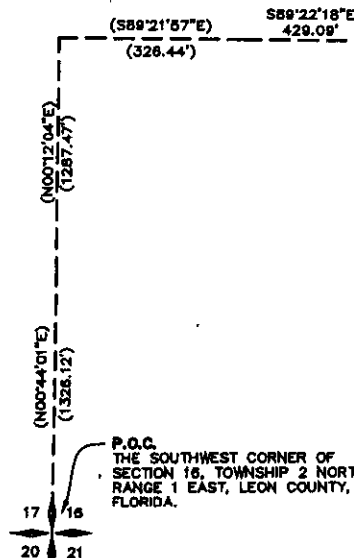


(Serial Number, If Any)

LEGAL DESCRIPTION

CONSERVATION EASEMENT "2B" 4.05'

COMMENCE AT A TERRA COTTA MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE RUN NORTH 00 DEGREES 44 MINUTES 01 SECONDS EAST 1326.12 FEET, THENCE RUN NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST 1287.47 FEET, THENCE RUN SOUTH 89 DEGREES 21 MINUTES 57 SECONDS EAST 326.44 FEET, THENCE RUN SOUTH 89 DEGREES 22 MINUTES 18 SECONDS EAST FOR 429.09 FEET, THENCE NORTH 02 DEGREES 01 MINUTES 13 SECONDS WEST FOR 987.40 FEET, THENCE NORTH 03 DEGREES 55 MINUTES 32 SECONDS EAST FOR 973.68 FEET, THENCE SOUTH 86 DEGREES 03 MINUTES 05 SECONDS EAST FOR 162.69 FEET, THENCE RUN NORTH 29 DEGREES 20 MINUTES 27 SECONDS EAST FOR 75.20 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 28 DEGREES 26 MINUTES 28 SECONDS WEST 24.75 FEET, THENCE NORTH 38 DEGREES 11 MINUTES 12 SECONDS WEST 49.73 FEET, THENCE NORTH 46 DEGREES 25 MINUTES 10 SECONDS WEST 55.35 FEET, THENCE NORTH 08 DEGREES 01 MINUTES 08 SECONDS WEST 36.16 FEET, THENCE NORTH 26 DEGREES 47 MINUTES 38 SECONDS WEST 27.57 FEET, THENCE NORTH 84 DEGREES 35 MINUTES 57 SECONDS WEST 152.81 FEET, THENCE NORTH 29 DEGREES 17 MINUTES 07 SECONDS EAST 4.05 FEET, THENCE NORTH 80 DEGREES 42 MINUTES 45 SECONDS EAST 7.34 FEET, THENCE NORTH 88 DEGREES 31 MINUTES 35 SECONDS EAST 34.65 FEET, THENCE NORTH 78 DEGREES 42 MINUTES 14 SECONDS EAST 31.65 FEET, THENCE NORTH 37 DEGREES 17 MINUTES 22 SECONDS EAST 28.52 FEET, THENCE NORTH 18 DEGREES 41 MINUTES 13 SECONDS EAST 50.25 FEET, THENCE NORTH 17 DEGREES 27 MINUTES 57 SECONDS EAST 27.56 FEET, THENCE NORTH 24 DEGREES 48 MINUTES 27 SECONDS EAST 8.96 FEET, THENCE NORTH 29 DEGREES 17 MINUTES 20 SECONDS EAST 42.35 FEET, THENCE SOUTH 87 DEGREES 55 MINUTES 55 SECONDS EAST 104.30 FEET, THENCE SOUTH 22 DEGREES 59 MINUTES 21 SECONDS EAST 92.22 FEET, THENCE SOUTH 09 DEGREES 11 MINUTES 26 SECONDS EAST 36.91 FEET, THENCE SOUTH 36 DEGREES 15 MINUTES 21 SECONDS EAST 17.16 FEET, THENCE SOUTH 47 DEGREES 02 MINUTES 31 SECONDS EAST 54.00 FEET, THENCE SOUTH 29 DEGREES 20 MINUTES 27 SECONDS WEST 174.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES MORE OR LESS.



NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 81G17-8).

Alan D. Platt

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

8/29/04

DATE SIGNED

8-28-2004

DATE SKETCHED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

DRAWING:

7788-CE-28

PROJECT:

7788

SKETCH OF LEGAL DESCRIPTION OF:

CONSERVATION EASEMENT "2B"
SECTION 16 AND 9, T-2-N, R-1-E,
LEON COUNTY, FLORIDA

A.D. Platt

& ASSOCIATES, INC.
480 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 388-1036 FAX: (850) 388-1108
LICENSED BUSINESS No. 8690

CERTIFIED TO:

DEC ENGINEERING, INC.

UNPLATTED
LAND

P.O.B.

LEGAL DESCRIPTION
CONSERVATION EASEMENT "2A"

COMMENCE AT A TERRA COTTA MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE RUN NORTH 00 DEGREES 44 MINUTES 01 SECONDS EAST 1326.12 FEET, THENCE RUN NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST 1287.47 FEET, THENCE RUN SOUTH 89 DEGREES 21 MINUTES 07 SECONDS EAST 326.44 FEET, THENCE NORTH 04 DEGREES 07 MINUTES 33 SECONDS EAST 109.65 FEET, THENCE SOUTH 86 DEGREES 05 MINUTES 23 SECONDS EAST 312.44 FEET, THENCE SOUTH 51 DEGREES 44 MINUTES 15 SECONDS EAST 54.65 FEET, THENCE SOUTH 29 DEGREES 17 MINUTES 20 SECONDS WEST 32.74 FEET, THENCE SOUTH 24 DEGREES 48 MINUTES 27 SECONDS WEST 11.03 FEET, THENCE SOUTH 17 DEGREES 57 SECONDS WEST 28.63 FEET, THENCE SOUTH 18 DEGREES 41 MINUTES 13 SECONDS WEST 46.76 FEET, THENCE SOUTH 37 DEGREES 17 MINUTES 22 SECONDS WEST 17.69 FEET, THENCE SOUTH 78 DEGREES 42 MINUTES 14 SECONDS WEST 22.38 FEET, THENCE SOUTH 88 DEGREES 31 MINUTES 35 SECONDS WEST 34.29 FEET, THENCE SOUTH 80 DEGREES 42 MINUTES 45 SECONDS WEST 36.32 FEET, THENCE SOUTH 74 DEGREES 48 MINUTES 22 SECONDS WEST 24.52 FEET, THENCE SOUTH 69 DEGREES 11 MINUTES 49 SECONDS WEST 32.38 FEET, THENCE NORTH 78 DEGREES 50 MINUTES 14 SECONDS WEST 97.60 FEET, THENCE NORTH 33 DEGREES 00 MINUTES 08 SECONDS WEST 87.55 FEET, THENCE NORTH 69 DEGREES 32 MINUTES 39 SECONDS WEST 19.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1.31 ACRES MORE OR LESS.

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Alan D. Platt

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4884

8/26/04

DATE SIGNED

8-26-2004

DATE SKEETCHED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

DRAWING:
7786-CE-2A

PROJECT:
7786

SKETCH OF LEGAL DESCRIPTION OF:

CONSERVATION EASEMENT "2A"
SECTION 16 AND 9, T-2-N, R-1-E,
LEON COUNTY, FLORIDA

A.D. Platt

& ASSOCIATES, INC.
400 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 0090

CERTIFIED TO:

DEC ENGINEERING, INC.

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